

Tel: 0191 4569499 Fax: 0191 4569799
Email: info@colinlilley.com

ColinLilley
ESTATE AGENTS



1 St Annes, South Shields - £330,000

Delighted to offer this superb End Link Townhouse on this small executive development of only five homes. Well presented and laid out over four floors, the home has some superb features including a side garden area with patio. There is secure off street parking in front of a one and a half width integral garage along with four bedrooms, en suite shower room and a family bathroom. The lovely lounge and kitchen diner are on the first floor with additional benefit including a spacious and impressive reception hall, cloaks WC and utility. Viewing essential. EPC C

Entrance hall

A magnificent grand hall with central staircase, spot lighting, tiled floor and built in cupboard, radiator

Cloaks WC

Wash basin and WC, spot lights, part tiled wall and tiled floor, radiator



Utility

Worktop and sink unit, space for appliances and tiled floor, door through to the garage

First floor

Landing with return stairs to the second floor and onwards, laminate wood floor and radiator

Living room

A characterful lounge to the front of the home with bay window, generous cupboard, coving, laminate wood floor and radiator

Kitchen diner

A great sized space for entertaining with a range of wall, base units and granite work surfaces housing a sink unit, gas hob with oven under and extractor over, integral fridge, freezer, dishwasher, Amtico style floor, spot lights and radiator



Second floor

Landing and return stairs to the third floor

Bedroom

Laminate floor and radiator



En suite

A large en suite with three piece suite of a corner shower enclosure with shower, wash basin and WC, tiled walls and tiled floor, spot lights and radiator



Bedroom

Radiator



Third floor

Landing with built in airing cupboard

Bedroom

Laminate floor and radiator



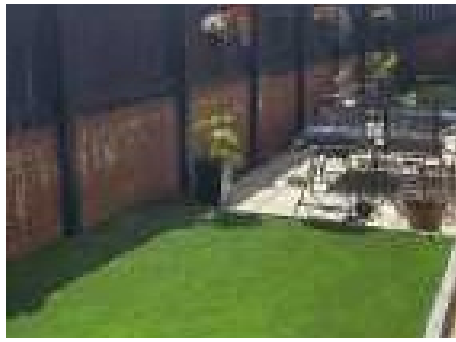
Bedroom

Laminate floor and radiator



Bathroom

Bath with shower over, shower screen, wash basin and WC, tiled walls and floor, spot lights and radiator



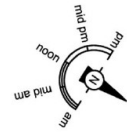
Garage

A one and a half width garage with electric sectional door, light and power

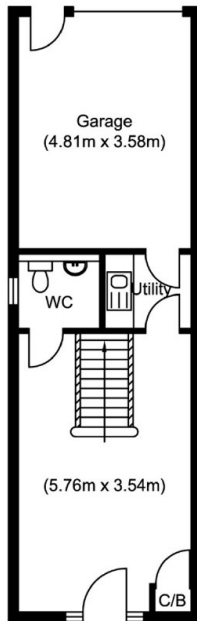
Gardens

Gardens to the front , side and rear with the side garden being a sun trap with large patio area sheltered by walls and fencing along with some synthetic grass for ease of maintenance. To the rear of the home is a designated drive area behind an electric roller door for access from the rear lane for additional off street parking.

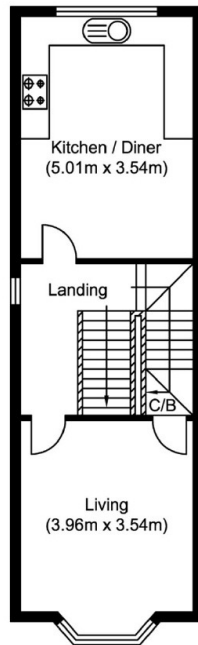




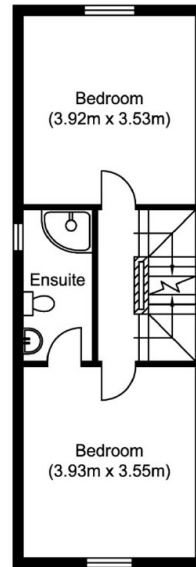
Total Approx Floor Area 1788.31 sq. ft. (166.14 sq. m)



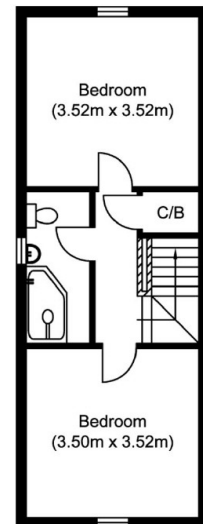
Ground Floor
Approximate Floor Area
474.25 sq. ft.
(44.06 sq. m)



First Floor
Approximate Floor Area
482.65 sq. ft.
(44.84 sq. m)

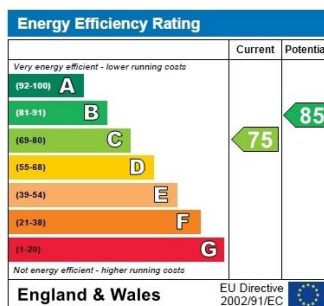


Second Floor
Approximate Floor Area
432.27 sq. ft.
(40.16 sq. m)



Third Floor
Approximate Floor Area
399.12 sq. ft.
(37.08 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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